



Department of Planning and Community Development

Policy # Build – 05-02

Detached single family residential buildings may be built using the International Residential Code. Section 101.2 states in part:

The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

Small viewing areas at the very top of a three story home are common in this area. According to the strict interpretation of the code, these would create a fourth story. Thus, a three story home with a viewing area must be built using the International Building Code. Use of this code would require more stringent fire protection requirements than are normal for a single family residential home.

Therefore, Detached, single family occupancies that are three stories in height may erect a small, viewing space from within the top floor of the building and be designed according to the provisions of the International Residential Code. That space shall be less than 70 ft² (less than required for a habitable room). This space is considered as non-habitable.